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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA
(Second Reading 02-06-07)

Memorandum

MIAMI-DADE COUNTY

Date: December 19, 2006

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 7(K)

From: George M. Burgess
County Manager

Subject: Ordinance Granting Enterprise Zone Ad Valorem Tax Exemption Under Ordinance No. 96-74 for Carl's Furniture

O#07-25

RECOMMENDATION

It is recommended that the Board approve the attached ordinance granting Enterprise Zone Ad Valorem Tax Exemption to Carl's Furniture, hereinafter referred to as "Business," pursuant to the provisions of Section 196.1995, Florida Statutes, and Miami-Dade County Ordinance No. 96-74.

BACKGROUND

On April 19, 1988, the Board enacted Ordinance No. 88-27, which authorized Enterprise Zone Ad Valorem Tax Exemption for new or expanding businesses, which invest in these zones. On May 21, 1996, the aforementioned ordinance was revised and enacted as Ordinance No.96-74.

The Business has filed an application for Enterprise Zone Ad Valorem Tax Exemption for improvements made to its real properties and for acquisition of tangible personal property. The Property Appraiser reviewed the application and inspected the property to arrive at determinations of the appropriate exemption.

To be eligible for this exemption, a new or expanded business shall create a minimum of five new full-time jobs. If, on any given year of the 5-year exemption, 20 percent or more of a business' permanent full-time employees are residents of the Enterprise Zone, the exemption for that year will be 100 percent of the assessed value of all improvements to real property and 100 percent of the assessed value of all tangible personal property. In case the company cannot comply with the 20 percent residency requirement of their employees living within the Enterprise Zone, then the exemption for that year will be 50 percent of the assessed value of the improvements to real estate and improvements to personal property.

Once the Board has granted approval, Miami-Dade's Office of Community and Economic Development (OCED) will monitor the firm's compliance during the life of the tax exemption.

Florida State incentives available in the Enterprise Zone include jobs tax credit, property tax credit, community contribution tax credit, sales tax exemption on building materials and sales tax exemption on business equipment. The Business has indicated that the availability of these incentives was a contributing factor in its decision to locate in the Enterprise Zone.

Detailed information regarding the Business is provided below. The tax exemption is based on the estimated countywide millage rate of 5.935 for FY 2004-05, the year the Business became eligible for the tax abatement.

Carl's Furniture

Address:	1400 NW 167th Street, Miami, FL 33169	
Community Redevelopment Area (CRA)	No	
Business:	Retail Furniture Outlet	
Contact Person:	Robert Slate, Consultant (904) 636-0466	
Employment:	37 New Jobs	
Basis for Application:	Improvements to Real Estate	
Total New Investment:	$2,000,000 Approximately	
Exemption Eligibility:	$1,735,230 $ ---	(real property) (tangible personal property)
Estimated County Tax Exemption Per Year: **Total:**	$5,150 $ --- **$5,150**	(real property) (tangible personal property)
Period:	5 Years	

ECONOMIC IMPACT ANALYSIS

If the full exemption is granted, the impact on the County budget would have been to reduce revenues by $10,299 for FY 2004-05, based on the FY 2004-05 countywide millage rate. The exemption on improvements to real property remains relatively constant for the duration of the exemption period. However, the Business is entitled to only $5,150 (represents less than 50 percent) in tax exemption, due to the fact that the Business has less than 20 percent employment from the Enterprise Zone.

The impact of the exemption on the private sector is to reduce the applicant's operating costs by these amounts, which is intended as an incentive to invest and create jobs in the most distressed areas of Miami-Dade County. The Business created 37 new jobs, which includes one job for a resident of the Enterprise Zone. Exemption recipients are monitored annually for compliance with maintaining five new full-time jobs. Businesses found not to be in compliance with maintaining five new full-time employees will lose their tax exemption.

ECONOMIC IMPACT ANALYSIS CHART

Company	Exemption	Term	Total Jobs Existing	Projected New Jobs Since Investment	Projected EZ Jobs	Total New Investment
Carl's Furniture	$5,150	5 Yrs.	37	37	1 (3%)	$2,000,000

The initial cost of processing the application is offset by a $50 application fee, plus 10 percent of the first year's exemption. The public benefits of this project are the investment and job creation in Miami-Dade County's distressed areas. The additional payroll and economic activity generates other taxable activity. In addition, once the exemption period ends, the County will receive the increased taxes from the expanded business.

Please see attached revenue implication statement prepared by the Property Appraiser's Office for this project.

Attachments

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: February 6, 2007

FROM: Murray A. Greenberg County Attorney

SUBJECT: Agenda Item No. 7(K)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 7(K)

02-06-07

ORDINANCE NO. 07-25

ORDINANCE GRANTING ENTERPRISE ZONE AD VALOREM TAX EXEMPTION TO CARL'S FURNITURE, A NEW BUSINESS LOCATED IN THE ENTERPRISE ZONE; PROVIDING SCOPE AND TERMS OF EXEMPTION; PROVIDING SEVERABILITY, EFFECTIVE DATE AND EXPIRATION DATE

WHEREAS, this Board recognizes the need to stimulate economic development in certain areas of Dade County which are economically depressed, where housing and structural conditions are blighted and deteriorated, and where unemployment and poverty are prevalent, said areas being designated "Enterprise Zones" as defined in Section 196.012 and Section 290.004, Florida Statutes; and

WHEREAS, pursuant to Article VII, Section 3 of the Florida Constitution, the State has enacted Section 196.1995, Florida Statutes, providing a local government option for ad valorem tax exemption to new businesses and expansions of existing businesses in each such Enterprise Zone; and

WHEREAS, this Board authorized Enterprise Zone Ad Valorem Tax Exemptions to new businesses and for the expansion of existing businesses located in the Enterprise Zone through Ordinance No. 96-74, enacted on May 21,1996; and

WHEREAS, this Board desires to encourage economic growth and development and alleviate the conditions of unemployment, economic disinvestments and poverty by creating new construction, new jobs, and an enhanced business climate particularly for small or minority owned businesses; and

WHEREAS, Carl's Furniture, hereinafter referred to as "Business", located at 1400 NW 167th Street, Miami, FL 33169, within Enterprise Zone No. 1301 has made application for ad valorem tax exemptions; and

WHEREAS, the Business has committed to this Board that it will maintain a work force of at least five (5) employees; and

WHEREAS, this Board finds that the Business has tax bills which are current; and

WHEREAS, this Board finds that ad valorem tax exemption is appropriate and consistent with the public purpose to eliminate the serious and distressing economic conditions of the designated "Enterprise Zone" in Miami-Dade County,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Legislative Intent and Findings of Public Purpose. The above recitations of legislative intent and findings of public purpose are fully incorporated herein as part of this ordinance.

Section 2. Eligibility Requirements. This Board finds the Business is a "new business" as defined in Section 196.012(15) (b) Florida Statutes (1991) and as defined in Miami-Dade County Code Section 29-82(b), and after careful consideration of certain factors including those enumerated in Section 29-84(a) and (b) of the Miami-Dade County Code finds and determines the Business is eligible for ad valorem tax exemption.

Section 3. Granting the Exemption. This Board hereby grants ad valorem tax exemptions pursuant to Ordinance No. 96-74, enacted on May 21,2006, to Carl's Furniture, located at 1400 NW 167th Street, Miami, FL 33169, a "new business." The exemption shall be

up to 100% of the eligible assessed value of the improvements to real property and the eligible tangible personal property, if the company complies with the 20% residency requirement of their employees living in the Enterprise Zone. If the company cannot comply with the 20% residency requirement of their employees living in the Enterprise Zone, then the exemption, for that year, will be 50% of the eligible assessed value of the improvements to real property and the eligible tangible personal property acquired and owned by the Business and located at 1400 NW 167th Street, Miami, FL 33169.

Section 4. Revenue Implications. The total amount of revenue available to the County from ad valorem tax sources for FY 2004-05 is $875.9 million. The total amount of revenue foregone by the County for FY 2004-05 by virtue of Enterprise Zone Ad Valorem Tax Exemptions is $833,458. The revenue foregone by the County attributable to the exemption of the Business named in the ordinance is estimated at $5,150 for real property, which represents 50% of the eligible tax exemption, based on the assessment by the Property Appraiser of Miami-Dade.

Section 5. Duration and Expiration of the Tax Exemption. The duration of the Enterprise Zone Ad Valorem Tax Exemption granted to the Business is five (5) years. The tax exemption granted in this ordinance shall expire after the 2008 tax assessment rolls of Miami-Dade County. Notwithstanding the foregoing, the Business must apply for a renewal of the exemption each year for which the exemption is sought. Failure to file a renewal application with the Office of Community and Economic Development by March 1 of each year shall constitute a waiver of the exemption for the year.

Section 6. Scope of Exemptions. The property tax exemption authorized through this ordinance shall be up to 100% of the eligible assessed value of the improvements to real property and the eligible tangible personal property, if the company complies with the 20%

residency requirement of their employees living in the Enterprise Zone. If the company cannot comply with the 20% residency requirement of their employees living in the Enterprise Zone, then the exemption, for that year, will be 50% of the eligible assessed value of the improvements to real property and the eligible tangible personal property made by or for the use of the Business. The exemption shall apply only to Miami-Dade County countywide operating millage and, when applicable, the unincorporated municipal service area millage and shall not apply to taxes levied for payment of bonds or to taxes authorized by vote of the electors pursuant to Section 9(b) of Section 12, Article VII of the State Constitution. The exemption shall not be prolonged or extended by granting exemption from additional taxes or by virtue of any reorganization or sale of the Business receiving the exemption.

Section 7. Penalties. Non-compliance during the life of the tax exemptions unless expressly waived by the Board, with any of the eligibility requirements of Section 29-87 of the Miami-Dade County Code will nullify the tax exemption benefits granted through this ordinance and the Business shall be required to make payments of taxes exempted in addition to interest accrued from the date of non-compliance.

Section 8. Fee. The Business named in the ordinance will pay a $50 application fee and a fee of 10% of the first year tax exemption to cover administrative expenses of Miami-Dade County in processing the application for tax exemption. All fees are non-refundable even if Miami-Dade County rescinds the tax exemptions due to non-compliance with eligibility requirements. Fees are payable to Miami-Dade County Board of County Commissioners.

Section 9. Renewal Provisions. Enterprise Zone Ad Valorem Tax Exemptions granted through this ordinance can be renewed each year for the duration of the term of the exemption as indicated in Section 5 of this ordinance; however, the Business must re-apply to maintain the exemptions on or before March 1 of each year for which the renewal is sought. Failure to file a

renewal by March 1 of every year with the Office of Community and Economic Development (OCED) shall constitute a waiver of the exemption for that year.

Section 10. Severability. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 11. Effective Date. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 12. Sunset. This ordinance shall stand repealed five (5) years from its effective date.

PASSED AND ADOPTED: February 6, 2007

Approved by County Attorney as to form and legal sufficiency.

Prepared by:

Shannon D. Summerset

Enterprise Zone Abatement
Property Tax Assessments/Revenue Implications

Business Name: **Continental Equities Inc. % Carl's Furniture** **Estimate - 2004**
Address: **1400 N.W. 167 St. Miami, Fl.**
Folio #: **34-2214- 008 0580**

1. Assessed Value of Improvements/Additions to:
   (a) Real Property $1,735,230

   (b) Tangible Personal Property $0

2. Total Taxes Levied on Improvements and Additions to:

   (a) Real Property (excluding land)
   (Based on 2004 millages) $39,706

(I) County Operating	$10,299	
(ii) Unincorporated Municipal Service Area	$0	
(iii) Debt Service	$495	
(v) All other property taxes	$28,913	

   (b) Tangible Personal Property
   (Based on 2004 millages) $0

(I) County Operating	$0	0
(ii) Unincorporated Municipal Service Area	$0	
(iii) Debt Service	$0	
(v) All other property taxes	$0	

Revenue Implications :

3. Total property tax revenue for the current tax year from ad valorem taxes: $875,969,005

4 Total revenue forgone for the current fiscal year by virtue of exemptions previously granted under this section: $833,458

5. Total revenue forgone for the current fiscal year if exemption applied for is granted: **R.E. :** $10,299 **P.P. :** $0 $10,299

6. Taxable value forgone if the exemption applied for were granted on: $1,735,230
   (a) Improvement to Real Property $1,735,230
   (b) Tangible personal Property $0

7. Last year for which exemption may be applied for 2008.

Date: 8/25/2006

Signed: Property Appraiser

PTARI FORM

CARL'S FURNITURE

Last Name	First Name	Address 1	Address 2	City	State	Zip Code	Department
Carasco	Hilda	10361 SW 150 CT.	#13107	MIAMI	FL	33196	50
Marquez	Pedro	8356 NW 197 ST		HIALEAH	FL	33015	50
Moreno	Christian	10540 SW 140 ST		MIAMI	FL	33176	50
Orlansky	Eugenia	18181 NE 31 COURT	#605	AVENTURA	FL	33160	50
Jackson	Ellison	3435 NW 82 ST		MIAMI	FL	33147	50
Enriquez	Hugo	14850 SW 159 ST		MIAMI	FL	33187	50
Garcia	Julio	16630 SW 78 TERR		MIAMI	FL	33193	50
Gadar	Frankie	10120 NW 4 CT		PEMBROKE PINES	FL	33026	50
Ruiz	Maria	11780 S.W. 18 ST #417		MIAMI	FL	33175	50
Silva	Jorge	15221 SW 80 ST #311		MIAMI	FL	33193	50
Livolti	Giovanni	9171 NW 45 ST		SUNRISE	FL	33351	50
Michaud	Loretta	15812 SW 16 CT		PEMBROKE PINES	FL	33027	50
Herrera	Esteban	8850 NW 11 CT		PEMBROKE PINES	FL	33024	50
Ruiz	Jose	3405 SW 8 ST		MIAMI	FL	33135	50
Bello	Carlos	8299 BALGOWAN RD.		MIAMI	FL	33016	50
Caceres	Jhonatan	6921 SW 19 ST #14		MIRAMAR	FL	33023	50
Johnson	Rodney	1175 NW 155 LANE	APT 201	MIAMI	FL	33169	50
Altenor	Jean	1041 NE 137 ST		MIAMI	FL	33161	50
Boursiquot	Nahomi	570 NE 170 ST		N. MIAMI BCH	FL	33162	50
Cruz	Manuel	1710 NE 191 ST		N. MIAMI BCH.	FL	33179	50
Frazier	Chari	1950 N.W. 195 ST		MIAMI	FL	33056	50
Rodriquez	Oscar	3040 N.W. 19 TERR		MIAMI	FL	33125	50
Thomas	Larry J.	3390 S. DOUGLAS RD	#204	MIRAMAR	FL	33025	50
Diaz	John	801 W 40 ST #8		MIAMI EACH	FL	33140	50
Casado	Ruth	650 NE 149 ST #410A		N. MIAMI	FL	33161	50
Bana	Connie	1281 HAYES ST.		HOLLYWOOD	FL	33019	50
Benitoa	Anthony	16851 NE 23 AVE		MIAMI BCH	FL	33160	50
Healis	Janice E.	17410 Nw 16 Ave		Miami	FL	33169	50
Levy	Shabtai	612 Sw 44 Ave		Plantation	FL	33317	50
Shaffer	William G.	1600 NE 135 ST	#901	N. MIAMI	FL	33181	50
Abraham	Santiago	2467 SW 177 AVE		MIRAMAR	FL	33029	50
Gutierrez	Leopoldo	801 SW 138 AVE	APT E105	PEMBROKE PINES	FL	33027	50
Torres	Maigualida	3282 SW 25 TERR		MIAMI	FL	33133	50
Overbeck	William H.	15495 Nw 2 Court		Miami	FL	33169	50
Moreno	Oscar M.	4961 Sw 150 Ave		Miramar	FL	33027	50
Tokaj	Jeannette	6039 COLLINS AVE. #831		Miami Bch	FL	33140	50
Figueroa	Joyce M.	560 E 42 St		Hialeah	FL	33013	50

Total Employment: 37

EZ Employment: 1 (3%)